WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090049443 DEEDWARR
Recvd: 07/22/09 11:30 2 pgs
Fees:13.00 Taxes:185.00
20090722-0068763

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Wanda Gail Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011.
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
TITLE ESCROW OF BRENTWOOD, 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Blue Diamond Properties, LLC	NEW OWNER	Map 173-01-0, Parcel 200.00
(NAME)	(NAME)	
308 Darold		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Wanda Gail Brown**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blue Diamond Properties, LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 14-A on the plan of the Zone Lot Division of Lots 13, 14 and 15, on the Plan of Monte Carlo, Section 2C of record in Book 5200, page 66, and as amended in Book 5200, page 497, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Wanda Gail Brown by deed from Dixie Concrete Curb, Inc. dated 6/3/88 of record in Book 7564, page 997, Register's Office for Davidson County, Tennessee.

NOTE: Wanda Gail Brown is also known as Wanda Gail Brown Ferrell. This is not the primary residence of the Seller.

This is the same legal description as used in the prior Deed.

Subject to 2009 taxes, prorated and assumed by the Grantees; all matters as set out on the plan of record in Book 5200, page 66, as amended in Book 5200, page 497; to the restrictive covenants as set out in Book 4781, page 858, Book 4955, page 45, Book 5161, page 945, Book 5196, page 649, Book 5202, page 261, Book 5304, page 88, Book 5419, page 728, Book 6061, page 628, Book 6253, page 882; and Book 11037, page 431; to water main & sewer easements as set out in Book 6065, page 142, Book 6065, page 147, and Book 6247, page 194, said Register's Office. Subject to the rights and claims of parties in possession. and to any and all leases not of public record.
This property is being sold as is.

unimproved ☐

This is improved ☒ property, known as 308 Darold, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of July, 2009.

Wanda Gail Brown
Wanda Gail Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid State and County, Wanda Gail Brown, with whom I am personally (or proved on the basis of satisfactory evidence) and who acknowledged upon oath that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 8th day of July, 2009.

Commission expires: October 22, 2011

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Ann B. Waddell
Notary Public

RETURN TO:
Homeland Title, LLC
180 Glenn George Jetton Drive
Franklin, TN 37067